DEVELOPMENT SERVICES
808 S BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

2/2/2017

Jerry Duck
7806 Pace Street
Amarillo, TX 79108

RE: Letter of Action: Approval- Mesilla Park Unit No. 10 Final Plat Application

Mr. Duck,

The City of Amarillo has approved the above Final Plat on 1/23/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2017OPR0001319 on 1/24/2017. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Jeffrey.English@amarillo.gov or 806.378.6288.

Sincerely,

Jeffrey C. English

Jeffrey C. English
Planner I

2010 CENSUS TRACT # 143 A.P. R-6

MESILLA PARK ADDITION UNIT NO. 10

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO
OUT OF SECTION 100, BLOCK 2, A.B.&M. SURVEY,
POTTER COUNTY, TEXAS
(3.00 ACRES)

DEDICATION

State of Texas X Know all men by these presents
County of Potter X

That, Jerry Duck, being the owner of the land shown and described on this plat have caused all of said land to be resurveyed, resubdivided and designated as Mesilla Park Addition Unit No. 10, a suburban subdivision to the City of Amarillo, and do declare that all streets and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets and easements.

Executed this 8th Day of December, 2016

Jerry Duck

Jerry Duck
7806 Pace Street
Amarillo, Texas 79108
(806) 679-5904

ATTEST

State of Texas
County of Potter

Before me the undersigned authority on this day personally appeared Jerry Duck, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office
On This 8th *Day of* December, 2016

State of Texas
Comm. Expires May 16, 2019

PROPERTY DESCRIPTION:

A 3.00 acre tract of land out of Section 100, Block 2, A.B. & M. Survey, Potter County, Texas, being further described by metes and bounds as follows:

COMMENCING at a 2 inch iron pipe found for the Northwest corner of Section 100, Block 2, A.B. & M. Survey, Potter County, Texas, from Whence a 2 inch iron pipe with a 1/2 inch iron rod cap with cap stamped "1959" inside found for the Northwest corner of said Section 100, bears South 89 degrees 50 minutes 32 seconds East, a distance of 5301.91 feet;

THENCE South 00 degrees 18 minutes 28 seconds West, along the West line of said Section 100, for a distance of 1485.01 feet to a point;

THENCE South 89 degrees 51 minutes 14 seconds East, a distance of 2199.46 feet to a point being the Northwest corner of a tract known as 2.0 acres, as described by Warranty Deed in Volume 4422, Page 760, of the Deed Records of Potter County, Texas;

THENCE South 00 degrees 17 minutes 18 seconds West, along the West line of said 2.00 acre tract, for a distance of 198.16 feet to a 3/8 inch iron rod with cap stamped "HBD" set for the Northwest and BEGINNING CORNER of this tract;

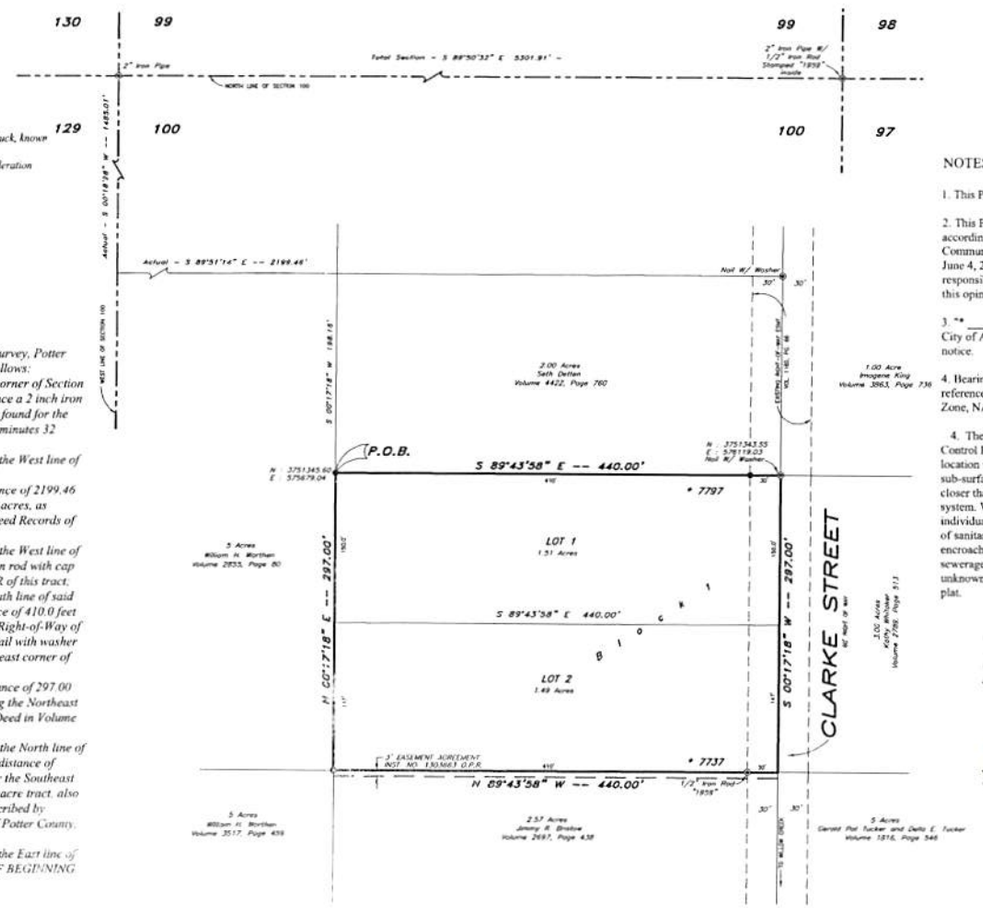
THENCE 89 degrees 43 minutes 58 seconds East, along the South line of said 2.00 acre tract same being the North line of this tract, at a distance of 410.0 feet pass a 3/8 inch iron rod with cap stamped "HBD" set in the East Right-of-Way of Clarke Street, continuing for a total distance of 440.00 feet to a nail with washer found for the Northeast corner of this tract, same being the Southeast corner of said 2.00 acre tract;

THENCE South 00 degrees 17 minutes 18 seconds West, a distance of 297.00 feet to a point, being the Southeast corner of this tract, same being the Northeast corner of a tract known as 2.57 acres as described by Warranty Deed in Volume 2697, Page 438, of the Deed Records of Potter County, Texas;

THENCE North 89 degrees 43 minutes 58 seconds West, along the North line of said 2.57 acre tract, same being the South line of this tract, for a distance of 440.00 feet to a 3/8 inch iron rod with cap stamped "HBD" set for the Southeast corner of this tract, same being the Northeast corner of said 2.57 acre tract, also being the Southeast corner of a tract known as 5.00 acres, as described by Warranty Deed in Volume 2855, Page 80, of the Deed Records of Potter County, Texas;

THENCE North 00 degrees 17 minutes 18 seconds East, along the East line of said 3.00 acre tract for a distance of 297.00 feet to the POINT OF BEGINNING

Said tract contains a computed area of 3.00 acres of land.



VICINITY MAP
NOT TO SCALE

NOTES:

1. This Plat is located within the Amarillo ETJ.

2. This Plat **Does Not** lie within a Flood Hazard Zone according to the Flood Insurance Rate Map Community Panel No. 48381C-0070-E, Effective Date June 4, 2010. This Surveyor does not accept responsibility for the accuracy of the Maps upon which this opinion is based.

3. "*____" Address No.'s shown were provided by the City of Amarillo and are subject to change without notice.

4. Bearings and Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone, NAD 83".

4. There is hereby created by this plat a Sanitary Control Easement around each approved water well location with a 100 - foot radius within which no sub-surface sewerage system will be approved that is closer than 100 feet to a sub sub-surface sewerage system. Water well location will be made on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building encroachments. Locations of existing water wells and sewerage systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.

Scale 1" = 80'
0 40' 80' 160'

LEGEND

⊕ = Controlling Monument found, as noted
● = 3/8" Iron Rod with "HBD" cap, set
* = Address Subject to Change without Notice
SPS = Southwestern Public Service
P.U.E. = Public Utility Easement
O.P.R. = Official Public Records

CERTIFICATION:
I, K. C. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared by me from a perimeter survey and staked on the ground by me or by others under my direct supervision.

This 8th Day of December, 2016

K. C. Brown, RPLS
Texas Reg. No. 4664

SEAL

STATE OF TEXAS REGISTERED K.C BROWN 4664 PROFESSIONAL LAND SURVEYOR

"FINAL PLAT"
MESILLA PARK ADDITION UNIT NO. 10
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO
OUT OF SECTION 100, BLOCK 2, A.B.&M. SURVEY,
POTTER COUNTY, TEXAS
(3.00 ACRES)

GRANTEES ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

APPROVAL:
Approved by the designated official for the City of Amarillo, Texas on this 23 day of JAN 20 17
Assistant Director Development Services Date 1/23/17

APPROVED
Approved by the Bi-City County Health Department.
J. W. Stites, RS 12-12-16
Health Officer Date

FILED OF RECORD
1-24-17 POTTER
Date County
20170PR0001319
Clerk's File No.

HBD Hagar, Brown & Dorsey, LLC. LAND SURVEYORS
AMARILLO
4713 S. Western St.
Amarillo, Texas 79109
(806) 352-1007
Texas Firm No. 10027300
hbd@hbdsurveyors.us
HEREFORD
235 E. 2nd St.
Hereford, Texas 79045
(806) 364-6084
Texas Firm No. 10027300
Sheet: 1 of 1 | Plat No. A9746 | Drawn By: C Boone

2:\AAA HBD JOBS\9500JOBS\A9746\A9746.dwg

R-6
JE
P-16-105
SEC 100
BLK 2 AB+M
APP
D-251

20170PR0001319 PLAT
01/24/2017 01:37 PM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas

Through Tax Year 2016		Certificate # 7811

TAX CERTIFICATE

Issued By:
POTTER COUNTY TAX OFFICE
PO BOX 2289
AMARILLO, TX 79105-2289

Property Information

Property ID: 43654 Geo ID: 20010009580
Legal Acres: 2.7900
Legal Desc: SECT 100 A B & M LOT BLOCK 0002 S 3 AC TR 63 BEG 1683FT S & 2200FT E OF NW COR OF SECT LESS E 30FT
Situs: CLARKE ST , 79108
DBA:
Exemptions:

Owner ID: 100257273 100.00%
DUCK JERRY
DUCK MILEY JOYCE
7806 PACE ST
AMARILLO, TX 79108-5837

For Entities	Value Information	
PANHANDLE WD	Improvement HS:	0
POTTER COUNTY	Improvement NHS:	0
RIVER ROAD	Land HS:	0
	Land NHS:	5,580
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	5,580

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 01/19/2017 Total Due if paid by: 01/31/2017 0.00

Tax Certificate Issued for:	Taxes Paid in 2016
POTTER COUNTY	37.06
PANHANDLE WD	0.50
RIVER ROAD	75.33

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 01/19/2017
Requested By: DUCK JERRY
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2017OPR0001319

Filing and Recording Date: 01/24/2017 01:37:46 PM Pages: 3 Recording Fee: $35.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.

Julie Smith, County Clerk
Potter County, Texas

DO NOT DESTROY - This document is part of the Official Public Record.

levans

Ret:
City of Alma
PO Box 1971
Alma Tx 79105

2010 CENSUS TRACT# 143 A.P. R-6

MESILLA PARK ADDITION UNIT NO. 10

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO
OUT OF SECTION 100, BLOCK 2, A.B.&M. SURVEY,
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Executed this 8th Day of December, 2016

Jerry Duck

Jerry Duck
7806 Pace Street
Amarillo, Texas 79108
(806) 679-3904

ATTEST

State of Texas
County of Potter

Before me the undersigned authority on this day personally appeared Jerry Duck, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office
On This 8th Day of December, 2016

State of Texas
Comm. Expires May 16, 2019

JAMES PRINGLE
Notary Public
STATE OF TEXAS
My Comm. Exp. May 16, 2019

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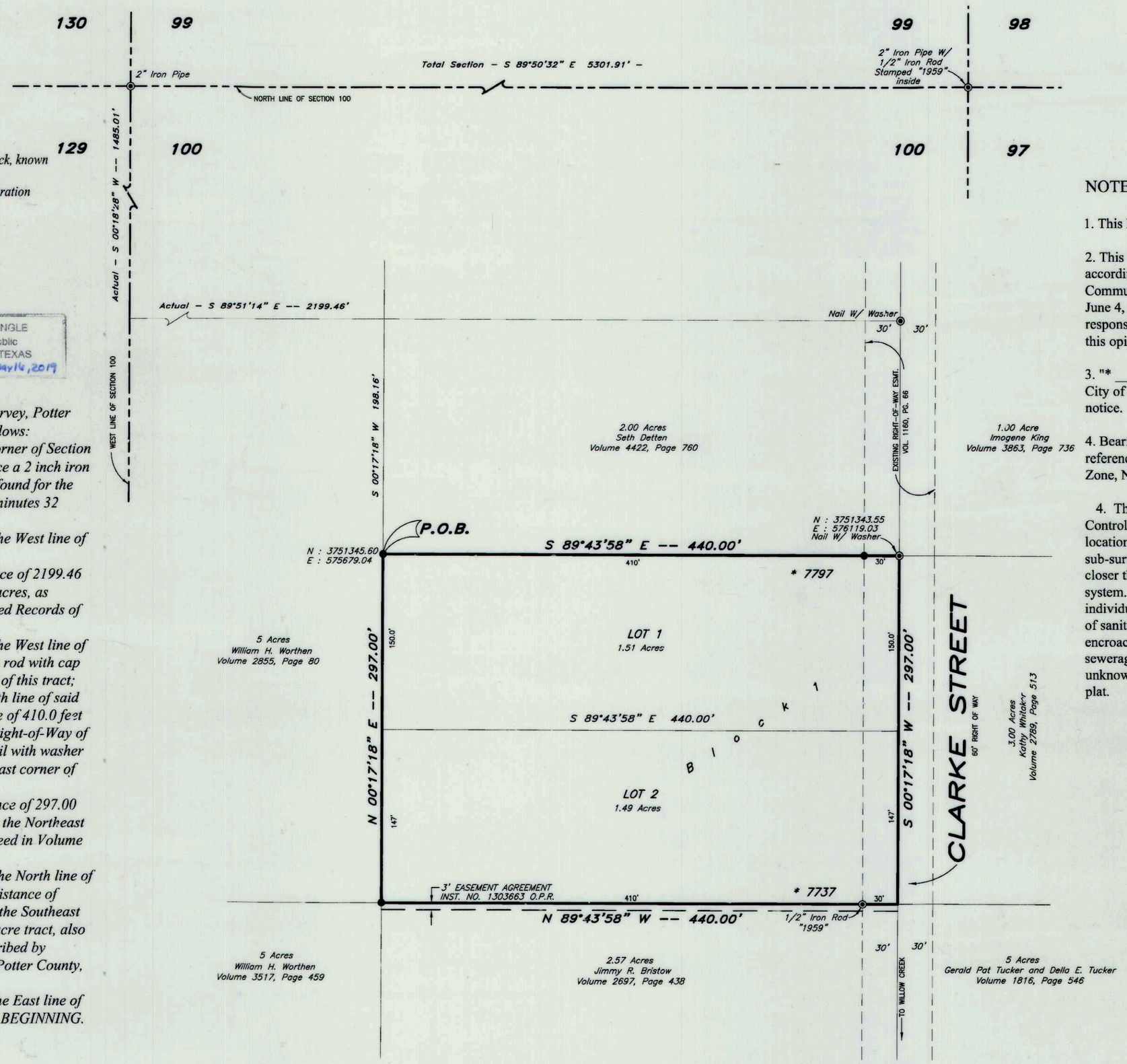

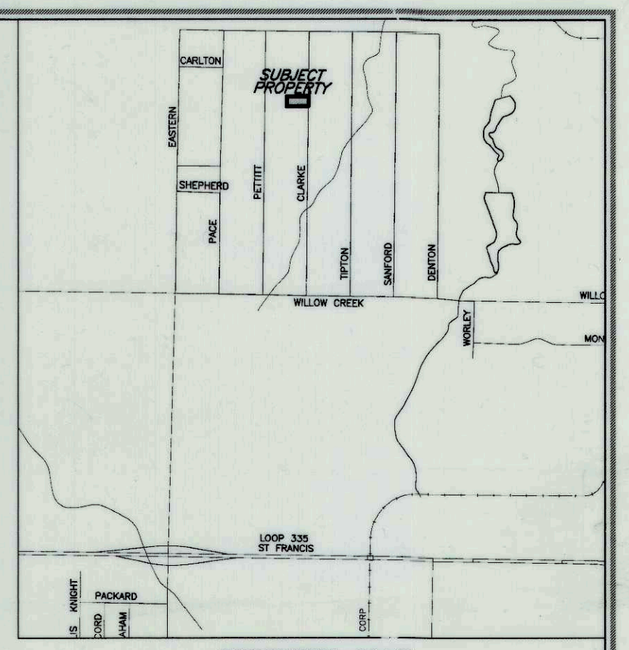

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This 8th Day of December, 2016

K. C. Brown, RPLS
Texas Reg. No. 4664

STATE OF TEXAS REGISTERED K. C. BROWN 4664 PROFESSIONAL LAND SURVEYOR SEAL

"FINAL PLAT"
MESILLA PARK ADDITION UNIT NO. 10
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO
OUT OF SECTION 100, BLOCK 2, A.B.&M. SURVEY,
POTTER COUNTY, TEXAS
(3.00 ACRES)

GRANTEES ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

APPROVAL:

Approved by the designated official for the City of Amarillo, Texas on this 12 day of December, 2016

Assistant City Manager, Development Services — Date 12-12-16

APPROVAL:

Approved by the Bi-City County Health Department.

Health Officer — Date 12-12-16

FILED OF RECORD

1-24-17 — Date
POTTER — County
2017OPR0001319 — Clerk's File No.

Hagar, Brown & Dorsey, LLC.
LAND SURVEYORS

AMARILLO
4713 S. Western St.
Amarillo, Texas 79109
(806) 352-1007
Texas Firm No: 10027300

hbd2@hbdsurveyors.us

HEREFORD
235 E. 2nd St.
Hereford, Texas 79045
(806) 364-6084
Texas Firm No: 10027301

Sheet: 1 of 1 | Plat No.: A9746 | Drawn By: C. Rome

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